

## ZONING AND BUILDING AGENDA

MARCH 20, 2007

### THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS:

- 285633      DOCKET #8161 – P. DANDONA, Owner Application: Variation to reduce lot area from 40,000 square feet to 13,217 square feet (existing); reduce lot width from 150 feet to 100 feet (existing); reduce left side yard setback from 15 feet to 13 feet; and increase floor area ratio from .25 to .30 for a single family residence on private sewage system in the R-4 Single Family Residence District. The subject property consists of approximately 0.32 of an acre, located on the east side of Marion Street, approximately 95 feet south of Pratt Boulevard in Schaumburg Township. **Recommendation: That the application be granted.**
- Conditions:    None
- Objectors:     None
- Department of Public Health Approval #16526
- 285634      DOCKET #8224 – J. & P. FAUSTINO, Owners Application: Variation to reduce left side yard setback from 15 feet to 9 feet for a proposed garage addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.46 of an acre, located on the north side of 132nd Street, approximately 124 feet east of Windward Trail in Palos Township. **Recommendation: That the application be granted.**
- Conditions:    None
- Objectors:     None
- 285635      DOCKET #8226 – R. HALLEY, Owner Application: Variation to reduce right corner side yard setback from 25 feet to 11 feet; and reduce front yard setback from 50 feet (through lot) to 40 feet for an addition in the R-4 Single Family Residence District. The subject property consists of approximately 3.83 acres, located on the southeast corner of 175th Street and South LaVergne Avenue in Bremen Township. **Recommendation: That the application be granted.**
- Conditions:    None
- Objectors:     None
- 285636      DOCKET #8227 – HCGZ CORPORATION, Owner Application: Variation to increase height of fence in front yard from 3 feet to 6 feet in the R-4 Single Family Residence District. The subject property consists of approximately 0.14 of an acre, located on the east side of Park Street, approximately 200 feet south of Morse Avenue in Schaumburg Township. **Recommendation: That the application be denied**
- 285637      DOCKET #8228 – A. BLANCHARD, Owner Application: Variation to reduce lot width from 150 feet to 100 feet (existing) for a single family residence in the R-3 Single Family Residence District. The subject property consists of approximately 0.92 of an acre, located on the east side of Crawford Avenue, approximately 100 feet south of 192nd Street in Rich Township. **Recommendation: That the application be granted.**
- Conditions:    None
- Objectors:     None

**THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS:**

285638      DOCKET #8229 – D. ZIUKOVIC, Owner Application: Variation to reduce front yard setback from 40 feet to 35 feet for an existing foundation for a new single family residence in the R-4 Single Family Residence District. The subject property consists of approximately 0.50 of an acre, located on the east side of Algonquin Drive, approximately 400 feet north of Nerge Road in Schaumburg Township. **Recommendation: That the application be granted.**

Conditions:    None

Objectors:     None

285639      DOCKET #8231 – T. & C. WALTERS, Owners Application: Variation to divide one (1) lot into three (3) lots; on lot 265 reduce lot area from 40,000 square feet to 13,185 square feet; reduce lot width from 150 feet to 99 feet; and reduce rear yard setback from 50 feet to 39 feet for a single family residence on private sewage system in the R-4 Family Residence District. The subject property consists of approximately 0.30 of an acre located on the west side of 115th Avenue, approximately 99 feet north of 157th Street in Orland Township. **Recommendation: That the application be granted.**

Conditions:    None

Objectors:     None

Department of Public Health Approval #16515

285640      DOCKET #8234 – D. DALY, Owner Application: Variation to reduce rear yard setback from 50 feet to 8 feet (existing) for a deck and above ground pool attached to principal residence in the R-4 Single Family Residence District. The subject property consists of approximately 0.22 of an acre located on the west side of Paw Paw Avenue, approximately 150 feet south of Hancock Street in Orland Township. **Recommendation: That the application be granted.**

Conditions:    None

Objectors:     None

285641      DOCKET #8235 – H. BIENIEK, Owner Application: Variation to reduce lot area from 40,000 square feet to 20,000 square feet (existing); reduce lot width from 150 feet to 100 feet (existing); reduce right side yard setback from 15 feet to 12 feet (existing); reduce left side yard setback from 15 feet to 12 feet; reduce front yard setback from 40 feet (@20%) to 35 feet; and increase floor area ratio from .15 to .18 for a proposed addition to a single family residence on well and septic in the R-3 Single Family Residence District. The subject property consists of approximately 0.46 of an acre located on the north side of Walter Drive, approximately 200 feet west of Adsit Road in Palos Township. **Recommendation: That the application be granted.**

Conditions:    None

Objectors:     None

285642      DOCKET #8241 – V. & Y. SOYFER, Owners Application: Variation to reduce rear yard setback from 40 feet to 36 feet for a deck in the R-5 Single Family Resident District. The subject property consists of approximately 0.27 of an acre located on the west side of Glenwood Lane, approximately 390 feet south of Glenview Road in Northfield Township. **Recommendation: That the application be granted.**

Conditions:    None

Objectors:     None

**THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS:**

- 285643      DOCKET #8242 – M. JAKUBOWSKI, Owner Application: Variation to reduce right side yard setback from 10 feet to 7 feet (existing); and reduce left side yard setback from 10 feet to 6 feet (existing) for a proposed 2nd floor addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.19 of an acre located on the east side of Galesburg Avenue, approximately 93 feet north of Nichols Road in Palatine Township. **Recommendation: That the application be granted.**
- Conditions:    None
- Objectors:     None
- 285644      DOCKET #8243 – M. GALLAGHER, Owners Application: Variation to increase the floor area ratio from .25 to .30 for a new single family residence in the R-4 Single Family Residence District. The subject property consists of approximately 0.46 of an acre located on the north side of Oak Avenue, approximately 301 feet east of Cumberland Avenue in Northfield Township. **Recommendation: That the application be granted.**
- Conditions:    None
- Objectors:     None
- 285645      DOCKET #8244 – P. NYKAZA, Owner Application: Variation to reduce front yard setback from 30 feet to 18 feet; reduce rear yard setback from 5 feet to 3 feet; reduce both interior side yard setbacks from 10 feet to 3 feet; and increase the floor area ratio from .40 to .48 for a single family residence and detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.07 of an acre located on the east side of Luna Avenue, approximately 22 feet south of 50th Street in Stickney Township. **Recommendation: That the application be granted.**
- Conditions:    None
- Objectors:     None
- 285646      DOCKET #8245 – P. NYKAZA, Owner Application: Variation to reduce front yard setback from 30 feet to 18 feet; reduce rear yard setback from 5 feet to 3 feet; reduce left corner yard setback from 15 feet to 0 feet; reduce right interior side yard setback from 10 feet to 3 feet; and increase the floor area ratio from .40 to .60 for a single family residence and detached garage in the R-5 single Family Residence District. The subject property consists of approximately 0.06 of an acre located on the southeast corner of West 50th Street and South Luna Avenue in Stickney Township. **Recommendation: That the application be granted.**
- Conditions:    None
- Objectors:     None

**NEW APPLICATIONS:**

- 285647      KEVIN LYNCH, Owner, 12901 South Monitor Avenue, Palos Heights, Illinois 60463, Application (No. MA-06-10; Z06202). Submitted by same. Seeking a MAP AMENDMENT from the R-4 Single Family Residence District to the R-5 Single Family Residence District to divide one (1) lot into two (2) lots for one existing single family residence and one new single family residence in Section 32 of Worth Township. Property consists of 0.69 of an acre on the southeast corner of 129th Street and Monitor Avenue in Worth Township. Intended use: Single family residence.

**NEW APPLICATIONS:**

- 285648      KEVIN C. AND ANNE M. LUBBERS, Owners, 12861 South Monitor Avenue, Palos Heights, Illinois 60463, Application (No. MA-06-11; Z06203). Submitted by same. Seeking a MAP AMENDMENT from the R-4 Single Family Residence District to the R-5 Single Family Residence District to divide one (1) lot into two (2) lots for one existing single family residence and one new single family residence in Section 32 of Worth Township. Property consists of 0.69 of an acre located on the northeast corner of 129th Street and Monitor Avenue in Worth Township. Intended use: Single family residence.
- 285649      PAUL SPASS, Owner, 12904 South Mason Avenue, Palos Heights, Illinois 60463, Application (No. MA-06-12; Z06204). Submitted by same. Seeking a MAP AMENDMENT from the R-4 Single Family Residence District to the R-5 Single Family Residence District to divide one (1) lot into two (2) lots for one existing single family residence and one new single family residence in Section 32 of Worth Township. Property consists of 0.69 of an acre located on the southeast corner of 129th Street and Austin Avenue in Worth Township. Intended use: Single family residence.
- 285650      JOAN BRYSON, Owner, 12908 South Mason Avenue, Palos Heights, Illinois 60463, Application (No. MA-06-13; Z06205). Submitted by Paul Spass, 12904 South Mason Avenue, Palos Heights, Illinois 60463. Seeking a MAP AMENDMENT from the R-4 Single Family Residence District to the R-5 Single Family Residence District to divide one (1) lot into two (2) lots for one existing single family residence and one new single family residence in Section 32 of Worth Township. Property consists of 0.69 of an acre located on the east side of Austin Avenue, approximately 100 feet south of 129th Street in Worth Township. Intended use: Single family residence.

\* The next regularly scheduled meeting is presently set for Tuesday, April 3, 2007.